

HUNTERS®

HERE TO GET *you* THERE



Norby Estate

Norby, Thirsk, YO7 1BW

Asking Price £220,000



Council Tax: B



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Entrance Hall

Half glazed composite front entrance door leading to the entrance hall providing access to the living room, kitchen breakfast room and stairs to the first floor accommodation.

Lounge Diner

20'0" x 10'11" (6.12 x 3.33)

The lounge diner is of good size with a double glazed window to the front and French windows opening directly onto the rear patio area. Central heating radiator.

Breakfast Kitchen

20'0" x 10'9" max (6.12 x 3.30 max)

The kitchen breakfast room is fitted with a good range of modern base and wall units with complementary work surfaces over. Spotlights to ceiling, below cupboard lighting and further plinth spotlights. A kitchen island, fitted with electric sockets and USB points, provides further workspace and a useful breakfast bar. Integral dishwasher and Rangemaster electric range cooker with five ring gas hob and extractor fan above. Cupboard housing gas central heating combi boiler, central heating radiator and plumbing for washing machine. Space for American fridge freezer with mains plumbing for refrigerated water dispenser. Further understairs storage cupboard.

Landing

With doors to all bedrooms, access to the loft and electrical sockets.

Bedroom One

11'10" x 11'1" (3.62 x 3.38)

A good sized double with double glazed windows to

the front elevation. Television point and central heating radiator.

Bedroom Two

10'11" x 10'5" (3.34 x 3.19)

Double bedroom with window to front elevation. Made to measure blinds, television point and central heating radiator.

Bedroom Three

8'6" x 8'9" (2.61 x 2.67)

Currently used as a home office this is a good sized single bedroom with two windows overlooking the rear garden.

Bedroom Four

9'1" x 7'11" (max) (2.78 x 2.42 (max))

Single bedroom with window to the rear, central heating radiator television point and electric sockets with USB points.

Bathroom

Fitted with a modern white suite comprising; bath with rainfall shower and further detachable and hand held showers, low level WC and wash hand basin with vanity unit below. Two double glazed windows to rear and central heating radiator/towel rail. Extractor fan.

Front Garden & Driveway

Mainly laid with gravel and used by the current owner as off-street parking for one car. Further parking is available on-street. Access to rear of the property.

Rear Garden

To the rear is a delightful enclosed garden which has been landscaped to include Indian stone patio,

further gravelled area, trellised bin store area and lawn with shrub and flower borders. There is a large insulated shed, with light and power, currently used as a hobby room. A further small shed provides useful storage. The garden has been fitted with electric power points and benefits from an outside tap. Gated access leading to the front garden.



Road Map



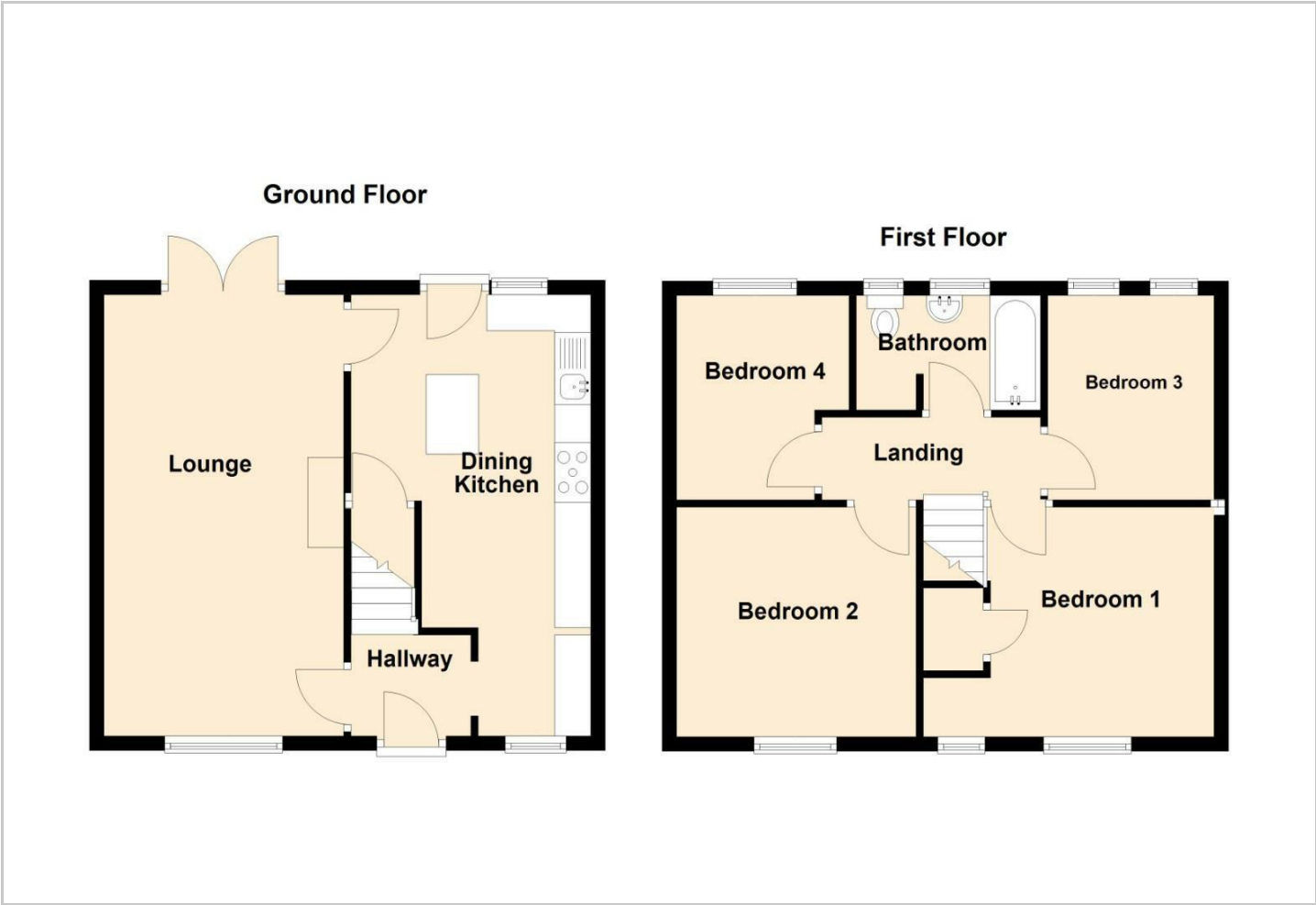
Hybrid Map



Terrain Map



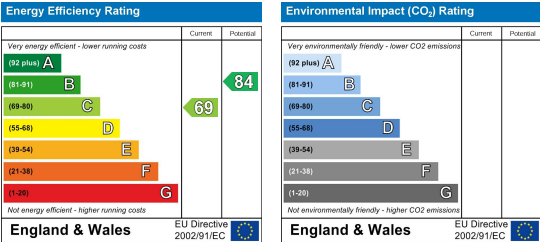
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.